

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Gary

State: IN

PJ's Total HOME Allocation Received: \$20,203,402

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 12				
% of Funds Committed	95.11 %	94.69 %	6	93.41 %	69	65	
% of Funds Disbursed	85.30 %	90.29 %	10	84.68 %	42	43	
Leveraging Ratio for Rental Activities	5.17	3.03	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	57.57 %	88.67 %	11	80.76 %	8	9	
% of Completed CHDO Disbursements to All CHDO Reservations***	91.02 %	87.64 %	4	68.18 %	94	91	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	72.14 %	82.22 %	12	80.32 %	22	22	
% of 0-30% AMI Renters to All Renters***	22.86 %	47.77 %	12	45.16 %	12	14	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.52 %	98.87 %	6	95.04 %	58	57	
Overall Ranking:			In State:	11 / 12	Nationally:	33 38	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,861	\$18,164		\$26,037	420 Units	51.00 %	
Homebuyer Unit	\$8,649	\$14,805		\$14,755	332 Units	40.30 %	
Homeowner-Rehab Unit	\$32,954	\$15,439		\$20,487	72 Units	8.70 %	
TBRA Unit	\$0	\$2,203		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Gary IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$71,789	\$73,570	\$36,947
State:*	\$64,901	\$74,284	\$19,658
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 2.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	0.7	1.8	2.8	0.0	Single/Non-Elderly:	34.7	13.0	23.6	0.0
Black/African American:	98.3	96.4	88.9	0.0	Elderly:	5.5	0.6	25.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	45.9	55.6	27.8	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	9.1	22.1	12.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	4.8	8.8	11.1	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.3	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.2	0.3	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.7	1.2	8.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	30.4	12.7	36.1	0.0	Section 8:	9.8	0.0 [#]		
2 Persons:	25.4	24.5	20.8	0.0	HOME TBRA:	0.2			
3 Persons:	24.2	25.7	8.3	0.0	Other:	14.4			
4 Persons:	12.0	21.1	12.5	0.0	No Assistance:	75.6			
5 Persons:	5.5	9.7	12.5	0.0					
6 Persons:	2.4	3.6	5.6	0.0					
7 Persons:	0.2	2.4	2.8	0.0					
8 or more Persons:	0.0	0.3	1.4	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			19	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

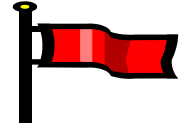
Participating Jurisdiction (PJ): Gary State: IN

State Rank: 11 / 12 PJs

Group Rank: 33
(Percentile)

Overall Rank: 38
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	57.57	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	91.02	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	72.14	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	99.52	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.89	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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